



**67 Whistlefish Court | | Norwich | NR5 8QR**

**Guide Price £435,000**

**\*\* EXCELLENT INVESTMENT OPPORTUNITY CURRENTLY ACHIEVING £3200 PCM INCLUDING BILLS AND WIFI \*\*** Gilson Bailey are delighted to offer this LARGE, WELL PRESENTED SIX BEDROOM, THREE STOREY TOWNHOUSE located to the west of Norwich. Accommodation comprises THREE EN-SUITE SHOWER ROOMS, three further bedrooms, bathroom, downstairs WC, shared lounge and kitchen/breakfast room. Outside there is an enclosed rear garden, off road parking, and a garage which has been converted into an annex. The property benefits from NO ONWARD CHAIN, gas central heating, double glazing and solar panels.. The property makes an excellent investment so be quick to book a viewing!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Whistlefish Court is located close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. You are also within close access to the Norwich Ring Road, University of East Anglia and the Norfolk and Norwich University Hospital.

## Accommodation Comprises

### Ground Floor

#### Entrance Hall

Front aspect double glazed door, understairs storage cupboard, stairs leading to the first floor and landing, doors to Lounge, Kitchen, Bedroom One and Cloakroom.

#### Lounge 19'7" x 11'6"

Front aspect double glazed window, double glazed French doors to the rear leading into the garden, gas fireplace, radiator, carpet, TV point.

#### Kitchen/Breakfast Room 13'3" x 12'9"

Rear aspect double glazed window, double glazed door to side aspect and garden, fitted kitchen with a range of wall and base mounted units with work surfaces over, inset stainless steel sink unit, part tiled splashbacks, space for gas cooker with stainless steel extractor hood and fan over, space and plumbing for washing machine, space for fridge freezer, central heating boiler, radiator, tiled flooring.

#### Bedroom One 12'5" x 9'6"

Front aspect double glazed window, radiator, carpet

#### Cloakroom

Rear aspect double glazed window, wash hand basin, WC, part-tiled splashbacks, radiator, tiled flooring.

### First Floor

#### Landing

Stairs from entrance hall rising to first floor landing, doors to Bedrooms 2, 3, and 4. Door to bathroom and stairs rising to second floor and landing.

#### Bedroom Two 12'9" x 9'6"

Front aspect double glazed window, built-in wardrobe, radiator, carpet.

#### Bedroom Three 13'5" x 12'9"

Rear aspect double glazed window, built-in wardrobes, radiator, carpet, door into:

#### En-suite

Side aspect double glazed window, shower cubicle, wash hand basin, WC, part-tiled walls, tiled flooring.

#### Bedroom Four 11'10" x 11'3"

Front aspect double glazed window, built-in wardrobes, radiator, door into:

#### En-suite

Rear aspect double glazed window, shower cubicle, wash hand basin, WC, extractor fan, part-tiled walls, tiled flooring, radiator.

### Bathroom

Rear aspect double glazed window, white suite comprising of panel bath with shower attachment over, wash hand basin, WC, extractor fan, part-tiled walls, radiator, vinyl flooring.

### Second Floor

#### Landing

Stairs from first floor landing, rear aspect Velux window, airing cupboard, carpet, doors to Bedrooms five and six.

#### Bedroom Five 16'11" x 10'7"

Front aspect double glazed window, rear aspect Velux window, built-in wardrobes, radiators, sloped ceilings, door to:

#### En-suite

Shower cubicle, wash hand basin, WC, part-tiled splashbacks, vinyl flooring.

#### Bedroom Six 16'11" x 9'8"

Front aspect double glazed window, rear aspect Velux window, radiator, carpet, sloped ceilings.

### Annex/Garage Conversion

#### Open Plan Living Room/Kitchen 16'7" x 9'1"

Side aspect double glazed window, rear aspect double glazed window, fitted kitchen with a selection of wall and base units, work surfaces over, sink and drainer, space for cooker, space and plumbing for washing machine, carpet, vinyl flooring, door to:

#### Bedroom 12'0" x 7'4"

Rear aspect double glazed window, radiator, carpet, door to:

#### En-suite

Side aspect double glazed window, suite comprising of shower cubicle, wash hand basin, WC, vinyl flooring.

### Outside

To the front of the property there is a driveway providing off-road parking and a generous rear garden, mainly laid to lawn with patio area.


### Local Authority

Norwich City Council - Tax Band E

### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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